

# 7 Sibley Street and the adjacent basketball court area

164

Responses

10:41


Average time to complete

Closed

Status

- 
1. 7 Sibley Street was purchased in 2012 by the Nimbin community via donations and fundraising. NNIC owns 7 Sibley Street on behalf of the community. The community had lots of ideas for the site and a Design Team worked with Mark Floate, architect, to develop a Concept Plan for the site (part of the Plan is shown here). You can view the complete Concept Plan on the 7Sibley.org website [https://nnic.org.au/sibley/?page\\_id=228](https://nnic.org.au/sibley/?page_id=228)

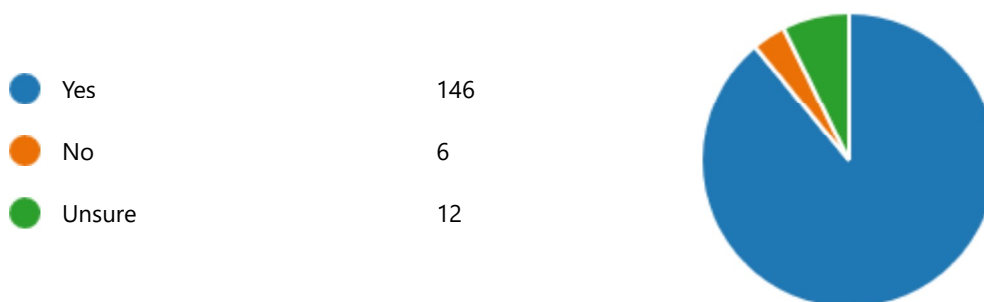
I have seen the original Concept Plans for 7 Sibley Street. *(Please select from the answers below)*

 Yes	127
 No	23
 Unsure	14



2. Many community consultations were held and a very long list of ideas about how to use the site was produced. As a result a very large building was designed for the site. These plans were made BEFORE the current basketball half-court existed. At the time, the basketball court site consisted of a broken bitumin surface with steel protrusions where the old steel skate park had been removed. Right from the very beginning, Council identified that because of the steep drop at the front of 7 Sibley Street, it would be preferable to develop an alternate access onto the site. Also, under the regulations, around 8 additional car parks would have been needed for such a large building. For these reasons it was suggested that we include the adjacent land in any plans to develop 7 Sibley Street, for the purpose of creating a new access onto the site as well as providing additional car parking spaces. It was proposed that we eventually seek a boundary adjustment to bring that section of Peace Park in the title to 7 Sibley Street.

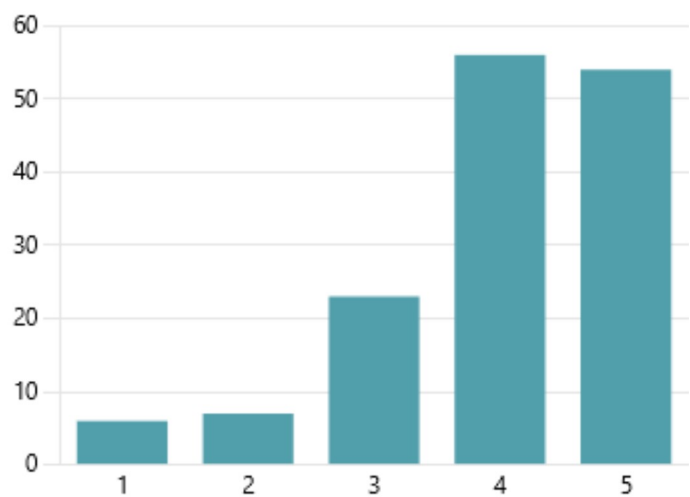
I understand the reasons why the plans for 7 Sibley Street have always included the adjacent land known as the old skatepark/basketball court. *(Please select from the answers below)*



3. Since the original Concept Plan was produced, the basketball half court was constructed and is very well used. Many other circumstances have changed, including the needs of the community, and building costs. We have therefore produced a new DRAFT CONCEPT Plan, which includes the half basketball court, and has a much smaller building footprint, reducing the number of car parks we would have to provide on the adjacent site to THREE. We would still need to create new access via that site.

How would you rate the revised Draft Concept Plan on a scale of 1 to 5 stars (1 star = Very Poor, 2 stars = Poor, 3 stars = Medium, 4 stars = Good, 5 stars = Very Good).

**3.99**  
Average Rating



4. To demonstrate the problem of the access from the front of 7 Sibley Street, especially disability access, we commissioned a draft design of a disabled ramp coming from the front of the site (near the current front driveway). The ramp is shown in light green on this version of the Plan. Due to the steep drop (the site drops 6m from front to back - with around 3m of that at the front), the footprint of a disabled ramp would be almost as big as the current house at 7 Sibley Street. We could either have a driveway (which would have to be much longer to achieve the legal gradient) OR a disability access, but not both. Using the adjacent site enables a much flatter and manageable vehicle and disability access onto 7 Sibley Street.

I understand why access from the adjacent site is important to the development of 7 Sibley Street (*Please select from the answers below*).

● Yes	146
● No	8
● Unsure	10



5. Here is an illustration of what an extended building at 7 Sibley Street MIGHT look like. Note that this is only a Concept at this stage.

If you have background in architecture, drafting or planning or would be interested in becoming part of a new Design Team to work further on this Concept Plan we would like to hear from you. *Please enter your name, email and phone number below.*

## 5






Responses

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6. Other than providing three car parks and an access driveway when we eventually build at 7 Sibley Street, our plans have always been to retain the basketball area as open recreational space for general use by the community.

Council currently owns that land and has expressed an interest in constructing a library on the site for community use. This could potentially still include providing the car parks and access required to enable the development of 7 Sibley Street, without the need for a boundary adjustment.

I think the possibility of Council using the old skate park /basketball court site to construct a permanent library is worth exploring further (*Please select from the answers below*).






	Strongly Disagree	55
	Disagree	37
	Neither Agree nor Disagree	26
	Agree	37
	Strongly Agree	9



7. NNIC is proposing that a boundary adjustment be progressed by Council to include the old skate park /basketball court site in the 7 Sibley Street title. This would mean that section of land would be being taken from Peace Park, which is now owned by Council, and returned to community ownership as part of 7 Sibley Street which is owned by NNIC. *(Note that the community originally purchased Peace Park when it secured the old school site - which is now the Community Centre land. Peace Park was gifted to Council when the new concrete skate park was constructed, for insurance reasons).*

The boundary adjustment was in fact approved by Council in November 2021 but has stalled with the currently sitting Council.

I support the proposed boundary adjustment to include the old skate park /basketball court site in the 7 Sibley Street title *(Please select from the answers below).*

 Strongly Disagree	11
 Disagree	2
 Neither Agree nor Disagree	15
 Agree	37
 Strongly Agree	99

